

[bloorhomes.com](http://bloorhomes.com)

*introducing*  
**Bloor Homes**  
at Standish  
Lancashire

Thoughtfully designed and crafted for modern living, a collection of 2, 3 & 4 Bedroom homes for sale in Standish.

**BLOOR HOMES**







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“Make your next move  
your best move”

# Why Buy Bloor?

Standing the test of time

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At Bloor Homes - Standish, we are not only able to offer you a stunning location, we are also dedicated to building homes that stand the test of time.

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs.

As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor, and run today with his son Adrian. They are both actively involved within the day to day running of the business to ensure 'The Bloor Difference' is achieved on all the homes we build.







Gatewen Village / Wrexham

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features. Care and consideration is taken to ensure that the environmental impact of every new Bloor home is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement. Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for the kitchen, bathroom and en suite facilities.

Once reserved, you will also be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

“Because a home needs  
that personal touch”

# Why Buy Bloor?

Peace of Mind

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Choosing to buy a new Bloor home at Standish eliminates many of your worries, as there will be no renovations or repairs to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you'll never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the LABC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home ensuring that it's built to the high quality that Bloor Homes prides itself on.

**BLOOR HOMES**





# Why Buy Bloor?

Don't just take our word for it

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The Andrew Family

Finding a family-friendly neighbourhood was top of the tick list for Tim and Alyson Andrew when they set out looking for a new home close to the city.

"Finding a family estate was really important to us. With uprooting the girls, we wanted to make sure they made friends."

Youngest daughter Emma has become a firm favourite with the Sales Advisors at Worsley Fold, as every Sunday she bakes cakes and brings them down to the sales office. Bloor Homes' reputation for quality was also a big factor for the couple, who have much experience of the house building industry through their jobs in waste management. Tim added: "There are quite a few house builders in the area and we looked at them all, but working in the industry and knowing Bloor Homes' reputation, we kept coming back to the same option."







Amy and Simon

Simon Taylor, 24, and his partner Amy Kay, 22, bought their first house together on Philip Taylor Drive at Bloor Homes' Saxon Gate development in Crewe. Simon said the opportunity to live on a street named in memory of his grandfather's service during the Second World War made the move extra special.

Simon, said: "I have always been extremely proud of my grandfather's achievements, and it is a real privilege to live on the street named after him. It makes me happy to know I can show my appreciation by purchasing a property here. We were previously living at home with parents but decided it was the right time and place to make our first steps to get on the property ladder.

"When the Sales Advisors showed us the house we fell in love with it straight away, and we were very lucky because it was the only plot available on that street. The house we purchased at Saxon Gate has a very symbolic meaning to Amy and I because we secured the deposit thanks to the inheritance left to me by my grandfather." Amy said: "We were completely taken by the house as soon as we came to see it. It is a great quality build, and the rooms are spacious and bright."

The couple were able to secure their new home with a small deposit and reduced mortgage thanks to the Government backed Help to Buy scheme.

“Reputation for quality was also a big factor”



Typical Interior



# Why Buy Bloor?

## Attention to Detail

We give a huge amount of time and attention to detail when it comes to our internal design.

- Hand crafted, generously designed entrances – Substantial porches with extra wide front doors for a grand entrance and the added wow factor.
- Raised ceiling heights – our homes are generally higher on each floor than most house builders, giving more space.
- Trusted brands – We carefully select components to provide high specification as standard, such as Pocolanosa tiles, Roca Sanitaryware and Bosch appliances to name a few.
- All pipe work is cleverly integrated into the floor and high levels of insulation reduces energy bills.
- Finishing touches – The small things add up to a big difference.
- Wider staircases – With Ash handrails and thicker stair spindles.
- Fencing to rear gardens.
- Gloss finish – Doors skirting / architrave and window boards are finished in gloss not eggshell.
- Quality floorboards – better grade chipboard which is glued and screwed to avoid squeaking.

Our difference is in everything we do, from the land we build on, to the homes we build – That's the Bloor Difference.

“Because a home is more than just bricks and mortar”

# Why Buy Bloor?

## Your Specification

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It's our excellent attention to detail, combined with brilliant design and highly competitive prices that continue to make us one of the UK's largest privately owned house builders.

Furthermore, our reputation for high quality service makes us justifiably proud of our success, something that is backed up by the array of awards we have received for our homes.

“Award winning properties”

### Kitchens

- ✓ Choice of fully fitted quality **Symphony** kitchens with worktops & matching laminate up-stand and internal drawer system.
- ✓ **Carron Phoenix** granite effect Jet Black 1.5 bowl sink complete with **Carron Phoenix** tap to Kitchen.
- ✓ Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (*where applicable*).
- ✓ Fully integrated **Bosch** kitchen appliances:
  - Electric hob.
  - Single electric oven (*2 & 3 bed properties*).
  - Double electric oven (*4 bed properties*).
  - Chimney style cooker hood.
- ✓ **Symphony** stainless steel splashback behind the hob.



## Bedrooms

- ✓ Fitted wardrobes to master bedroom. Finished with silver mirrored door fronts and silver framing (3 & 4 bed properties).

## Bathrooms

- ✓ Roca contemporary style white sanitary-ware with complementing Hansgrohe chrome fittings.
- ✓ **Ideal Standard** metallic shower enclosure complete with Hansgrohe shower to en suite (and bathrooms where applicable).
- ✓ White heated towel rail (thermostatic) to bathroom.
- ✓ Fitted mirror located above basin to bathroom.
- ✓ Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

## Internal Finishes

- ✓ Internal walls and ceilings finished in matt emulsion.
- ✓ Painted MDF window boards throughout, except to bathrooms where tiling is included.
- ✓ Chamfered skirting board & architrave.
- ✓ 6 panel white painted internal doors complete with chrome ironmongery.
- ✓ Staircases:  
Ash handrail with all other components finished in white.

## Lighting

- ✓ **Green Lighting** White downlighters to kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for further details).
- ✓ Pendant light fittings to all other locations, except to 'garden rooms' where a rotating type batten holder (cranked upwards) is included.

## Electrical

- ✓ **Deta** White light switches and sockets.
- ✓ Power and lighting to garage (to integral and attached garages only, also included within detached garages to properties over 1500sq ft).
- ✓ **Deta** mains operated doorbell and smoke alarms.
- ✓ Telephone point to living room, study and hall.
- ✓ TV point to living room, family and master bedroom.

## Heating

- ✓ Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (subject to gas supply).
- ✓ Energy efficient gas fired central heating with compact radiators including top and side covers (subject to gas supply).

## Exterior Finishes

- ✓ Turfed front garden.
- ✓ Paved area to rear garden using buff paving slabs.
- ✓ 1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

## Security

- ✓ High performance front door sets.
- ✓ Sealed double glazed windows throughout.
- ✓ Fitted wiring provided for external light fitting(s).
- ✓ **Hormann** steel manually operated garage door (where applicable).

# Why Buy Bloor?

Kitchen / Family / Dining Area of The Astley Showhome



In true Bloor style, we consciously strive to meet the needs and desires of modern day family life and this is abundantly featured in our Astley show home.

As you open the entrance door to this spectacular house, you are instantly greeted with our iconic wide hallway leading onto the family lounge, study and WC. We carefully select each and every detail that goes into your home, from the chamfered skirting boards and architraves, to the ironmongery that perfectly compliments the white panel internal doors which gives a clean and cohesive design throughout your home.

Continuing on through the hallway, you will be met by a grand spiral staircase with extra wide white spindles and ash handrails. Under the stairs is a conveniently positioned storage cupboard, ideal for coats and boots.

The sleek **Porcelanosa** floor tiles carry you through to the most magical room of all, the Kitchen, Family and Dining area. As you enter the room you are taken back by how spacious and well planned out it is. To the right you have your beautiful **Symphony** kitchen with its vast array of storage space, cleverly integrated within sleek, simple units. **Symphony** kitchens are also found in John Lewis, one of the most trusted names on the high street. There is a wide variety of units and worktops to choose from so you can



## “A unique interior design process”



Ground



First

really put a stamp on your home. We include high end integrated appliances such as a **Bosch** double electric oven, ceramic hob and extractor fan with stainless steel splash back, and a classy **Carron Phoenix** granite effect sink complete with chrome taps from **Just Taps**.

The family room offers a real haven of tranquillity for any member of the family to kick off their shoes at the end of a hard day and relax in a space that's still connected to the hub of the home. The room is complemented with striking navy and silver wallpaper and luxurious textured upholstery, providing a sophisticated setting to enjoy family meal times around the grand glass and chrome dining table. Layer upon layer of crystals adorn the stunning

chandelier, casting an intimate glow around the room and providing an instantly warm ambiance. The double windows and voile curtains allow the light to shine through and create a bright and airy atmosphere for any family to enjoy.

Just when you think that this space couldn't get any better, hidden away is the well equipped utility room, which comprises of the Combi boiler, which can be boxed in to match the **Symphony** units, and two spaces for the use of white goods which can also be upgraded to be integrated.

# Why Buy Bloor?

## Bedroom One of The Studland Showhome



The Studland house type is the perfect home for a young family or even someone looking to downsize without compromise on quality or space.

This three bedroom spacious home has been carefully designed to suit current family lifestyles; from the open plan kitchen and dining area, perfect for entertaining, to the separate lounge for relaxing with a glass of wine.

The chosen colour palette of crisp whites, dazzling silver and sumptuous soft pinks makes the master bedroom have a "Luxury Hotel Chic" feel to it, and emphasises the space by making it appear brighter, wider and more spacious. Elegant floor to ceiling window dressings create a stunning focal point looking out to the beautifully landscaped rear garden, creating a real wow factor, and allowing the light to stream into the room. The bespoke double bed and mirrored bed-sides boast just how much floor space this master bedroom has to offer.



“Add that extra  
glamour and luxury”



Ground



First

Sleek fitted wardrobes from **Space Pro** are supplied in many of our master bedrooms giving you added storage. As standard we supply contemporary mirrored fronts with a silver frame, however because a home needs a personal touch, we offer a range of beautiful wardrobe doors to choose from to suit your décor.

The private en suite facilities are a continuation of sleek contemporary design which runs throughout the house,

incorporating white **Roca** sanitary ware, **Hansgrohe** chrome fittings and built in **Ideal Standard** shower enclosure. As with all our master en suites, the standard **Porcelanosa** ceramic tiles are included to the shower enclosure and splash back, and can be upgraded to suit individual requirements. We offer the choice of half tiled and fully tiled areas with standard chrome edging to add that extra glamour and luxury to your home. With so many optional upgrades you can really make your mark.





“The finishing touches count”



Ground



First

Whilst the parents enjoy the luxury of their en suite, the rest of the family can prepare for the day in the fantastic family sized bathroom located just across the hall. This spacious bathroom can be personalised to suit your individual colour schemes and preferences, with a choice of beautiful **Porcelanosa** ceramic wall tiles, fixtures and fittings.

As standard we include contemporary white **Roca** sanitary ware with complimenting **Hansgrohe** chrome fittings which we also install in our **Ideal Standard** metallic enclosed shower cubicles. The bathroom also benefits from a separate bath, ideal for a young family.

The finishing touches count, so here at Bloor Homes we supply all bathrooms with mirrors above the basins and white heated towel rails.

If space and storage is on your wish list, look no further. The Titchfield offers extra storage facilities both under the stairs and on the first floor landing, ideal for growing families.

# Why Buy Here?

## Location

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Offering the best of both worlds, with beautiful new homes in Standish, located in the picturesque Lancashire countryside, just minutes away from junction 27 of the M6 motorway, with excellent schools, this is the perfect place to raise a family.



St Wilfrid's Parish Church, Standish



Surrounding Standish countryside

Here, Bloor Homes is creating a range of beautiful 2, 3 and 4 bedroom mews, semi-detached and detached family homes, with something to suit everyone. Singles and couples, young families and those with older children, commuters, downsizers and everyone who enjoys the finer things in life. With our focus on energy-efficient design, traditional craftsmanship, attention to detail, and - above all - excellent customer service, this really is the place to find your perfect new home.



Standish town centre has a lovely village feel to it, with the grade 1 listed St Wilfrid's Parish Church in the centre and all your essential amenities such as a post office, hairdressers, bakers, pharmacy, plus lovely tea rooms, cafés and bars.

Wigan is only 5 miles away and offers a wider variety of well known high street retailers in the Galleries Shopping Centre, including department stores Debenhams and TK Maxx.

Preston is the next nearest largest town, It's not just about famous high-street names and brands. Preston offers bustling indoor and outdoor markets, fresh Lancashire produce, and a variety of boutique and independent shops, many with a long, proud history of their own.



# Why Buy Here?

## Towns, Cities and Transport Links

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Liverpool Docks

Standish is conveniently located within minutes of junction 27 of the M6, with the M58 just one junction south, taking you into Liverpool just 23 miles away. Preston is just 15 miles, Manchester 30 miles.

Liverpool has so many attractions it's hard to work out what to visit first! The stunning Albert Dock, a World Heritage waterfront, is a must-see, visit Tate Liverpool, the Merseyside Maritime Museum, hear The Beatles Story and experience the world famous Cavern Club. Liverpool One shopping district is perfect for a bit of retail therapy, packed full of designer names and high street stores, you can shop until you drop.



Just 5 miles away, Wigan has a choice of stations, with regular trains to Preston (13 mins), Manchester (28 mins), Liverpool (50 mins) and London (2 hrs). Or nearby Appley Bridge Station also has direct trains to Manchester.

Manchester is a shoppers paradise, The Arndale Centre is full of flagship high street stores, The Exchange Square and King Street offers upmarket stores such as Selfridges

and Harvey Nichols. The Northern Quarter is known for its Bohemian style with many independent stores. After all this retail therapy, why not sup some locally brewed real ale in a summer beer garden, or indulge with an experimental cocktail in little known back street gems. Whichever Manchester bar you visit, you're guaranteed an excellent time.



# Why Buy Here?

Recreation

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Mesnes Park, Standish

If golf is your game, you will be spoilt for choice. You could become a member of the Historic Wigan Golf club that is referred to as the Hidden Gem.

With the club house Arley Hall, surrounded by a 12th Century moat or the Gathurst Club, 18 hole course which has stunning views and a challenging layout. Or you could take advantage of the picturesque public course at Haigh Country Park.

There are plenty of lovely country parks and woods in the local area, waiting to be explored. Haigh Woodlands Park's trails give you the opportunity to pull on those wellington boots and do a bit of exploring, enjoying a healthy dose of the great





Haigh Hall &amp; Country Park



Yarrow Valley

outdoors. No need to save this treat for a summers day, wrap up warm and savour all the seasons in this woodland wonderland.

Worthington lakes are perfect for a calm and relaxing stroll, or jog. Consisting of 3 lakes full of wildfowl and fish, the lakes are very popular with anglers and families without dogs, who want to enjoy a picnic.

“You’ll be spoilt  
for choice”

# Why Buy Here?

## Education

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Families moving to Standish will find they don't have to travel far to find good local schools.

St Marie's Catholic Primary School, Wood Fold Primary School and Standish St Wilfrid's Church of England Primary Academy are all within walking distance and have an Ofsted 'Outstanding' Rating.

Secondary School children are also well catered for, Standish Community High School, Shevington High School and St John Fisher Catholic High School are all rated Ofsted 'Good' and are in an easy commutable distance.

St John Rigby College, a Catholic sixth form college, shortlisted For The Times Educational Supplement "Sixth Form College of the Year" Award, and Wigan and Leigh College offer a variety of A-level subjects, vocational and apprenticeship courses for 16-18 year olds.





# Why Buy Here?

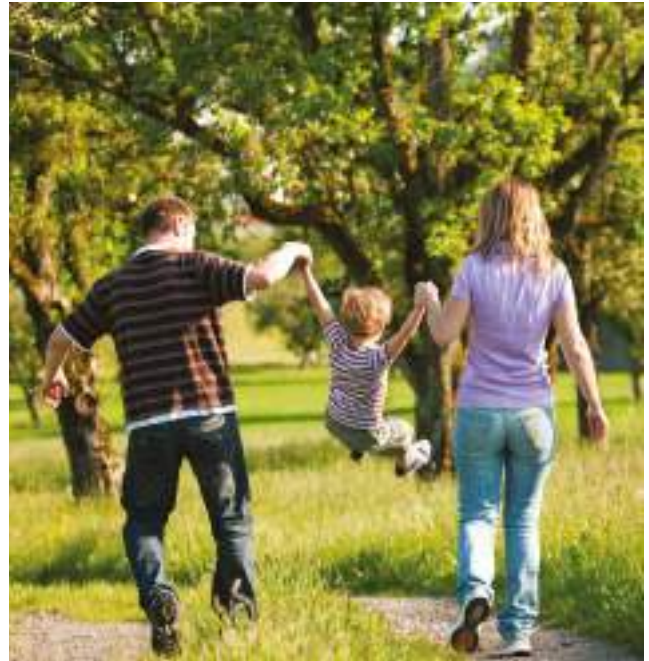
Planning

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We take a lot of care over where we build our homes, not because we have to, but because we want to. We ask ourselves, if it was our home where would we want it to be?

A typical Bloor Homes Street Scene  
at Pendle Hill View, Clitheroe.



### Planning:

- We carefully design our homes and developments to stand the test of time.
- Characterful street scenes, that complement surrounding styles and existing materials.
- Construction materials are carefully chosen by performance, quality and functionality.
- Quality landscaping and paved patio areas.

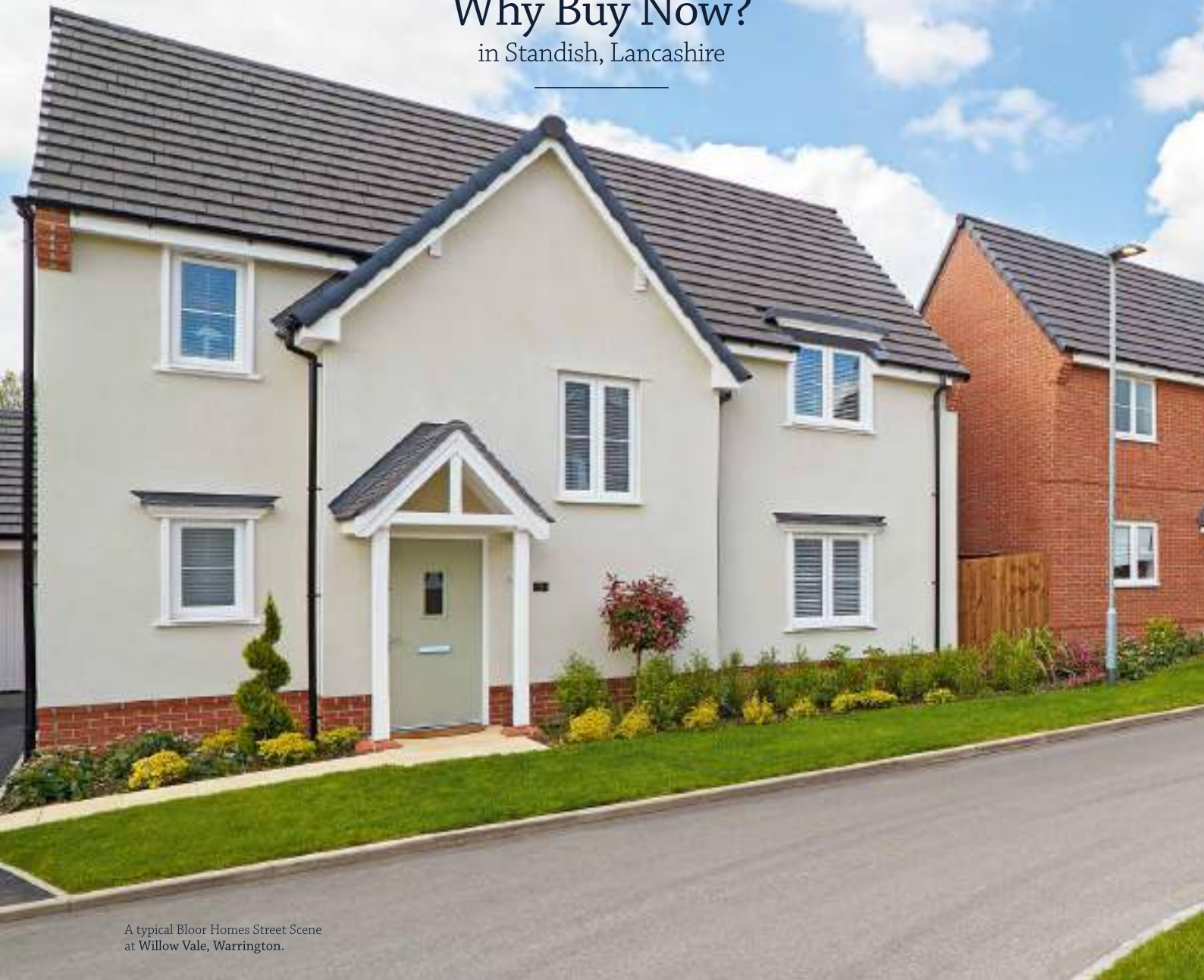
“Location is key, that’s  
the Bloor Difference”



# Why Buy Now?

in Standish, Lancashire

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A typical Bloor Homes Street Scene  
at Willow Vale, Warrington.

“Discover your new  
Bloor home at Standish”

Not too long ago, it was the norm to only move once or twice in your entire lifetime, finding a home and staying put until you needed more or less space.

These days, however, the average person moves around every six years or so, for a variety of reasons:





- **Needing more space** – Growing families.
- **Upgrade** – Don't improve your current home, move to a new one!
- **New job** – Relocating to a different area or reducing their commute.
- **Empty nest** – Children have grown up, so need to downsize to a smaller home.
- **Relationships** – New partners or breaking up an existing relationship.
- **Moving closer to family** – For help raising children or to look after parents.
- **School catchment areas** – More and more are moving to an area within their preferred schools catchment area.
- **Change of scenery/lifestyle** – Bright lights of the city to the peaceful countryside or vice versa.

# Why Buy Now?

## Help to Buy

There has never been a better time to buy a new Bloor home. **Help to Buy can get you moving – it won't be around forever!**

Many people are using Help to Buy to stretch to a larger home, therefore reducing the amount of moves they need to make in their lifetime.

If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need 5% deposit to move.

*Please speak to our experienced Sales Advisors, who can put you in touch with our panel of Independent Financial Advisors for free advice.*



Guide to how it works:



\*Help to Buy price represents 80% of the purchase price. Help to Buy and all Bloor Homes' incentives and schemes are subject to terms and conditions and are available on selected developments and selected plots only. Help to Buy is only available on developments in England, up to the value of £600,000 subject to contract, status and eligibility.







# Why Buy Now?

Here to Help

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Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think. We'll hold your hand through the entire buying process.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

Call: 07775 021255  
Email: [standish@bloorhomes.com](mailto:standish@bloorhomes.com)

We are open: 10am – 5pm  
(Please check our website for any changes to opening times)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

[bloorhomes.com/standish](http://bloorhomes.com/standish)

